

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Clyde Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,980,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2025

to

31/03/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	58 Clyde St ST KILDA 3182	\$1,900,000	08/05/2025
2	45 Mason Av ELWOOD 3184	\$1,780,000	22/02/2025
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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Indicative Selling Price
\$1,980,000

Median House Price
March quarter 2025: \$1,670,000



3 2 2

Property Type: House
Agent Comments

Comparable Properties



58 Clyde St ST KILDA 3182 (REI)

Agent Comments

3 2 -

Price: \$1,900,000
Method: Auction Sale
Date: 08/05/2025
Property Type: House (Res)



45 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,780,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 228 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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